

AGREEMENT FOR CONSTRUCTION

This Agreement for Construction is made and executed on this the 3 day of April 2007 at Secunderabad by and between:

M/S. MEHTA & MODI HOMES, a registered partnership firm having its registered forfice at 5-4-187/3&4, III Floor, Soham Mansion, M.G. Road, Secunderabad – 500 003, represented by its Managing Partners Mr. Soham Modi, S/o. Sri Satish Modi, aged about 37 years and Sri Suresh U. Mehta, S/o Late Sri Uttamlal Mehta, aged about 57 years, hereinafter referred to as the Builder (which term shall mean and include its successors in foffice, administrators, executors / nominees / assignee etc.)

AND

- 1. MR. KAMALESH N. V., SON OF MR. VISWANATHA SETTY, aged about _33 years,
- 2. MRS. SMITHA RAJAN, WIFE OF MR. KAMALESH N. V., aged about 9 years, Both residing at 7-78-80, 202, Jyothi Apartments, Plot No. 70, Maheshwarnagar. ECIL, Hyderabad 500 062, hereinafter referred to as the Buyer (which term shall mean and linclude his / her heirs, legal representatives, administrators, executors, successor in interest, assignee, etc).

for Mehta and Modi Homes

266

Partner

For Mehta and Modi Homes

Partner

15 30 75 500 4481 Jan 3 దస్తావేజాల మొత్తం కాగితముల సంఖ్య. 12 ఈ కాగితపు వరుస సంఖ్య......... సబ్–రిజిస్ట్రారు 10 = 3 man a (a) e . 30 ... 3 ... 3 **పగలు....**1.2...మ8యు.........గంటల మధ్య ఉప్పల్ సబ్-రిజిస్టారు ఆఫీసులో 3. Suresh y melila రిజి[స్టేషన్ చట్టము, 1908 లోని సెక్షన్ 32 ఎ-ను అనుసరించి సమర్పించవలసిన పోటోగ్రాఫులు **మరియు పే**లిముద్రలతో సహ దాఖలుపేసి Receipt No.133 U.S. U. Dt.12 LV OVide SBH, Habsiguda Branch, Sec'bad వాసి యిచ్చినట్లు ఒప్పు కొన్నది. Suresh U. mehla 5-4-187/354, ఎడపాయాటన్నదేలు occi Business - Plo. secisod. floor, m.g. Road, s/o. Vishwarath Setty No. 7-78-80, 202, Iyothi Apadmonts)డమ్మబ్లోటన్రవేలు Maheshuavanagar, Ear, Hyderabas 78-80, 202, Iyothi Apts. Plat No. ఎడ్డను బ్రోటన్(పేలు scranager, ECIL, Andorabas Rogleven; Sto: - R. Sonoich; HMO1-12-1-87: Laton OCC 1- Danie K. P leddy 40. K-Padme leddy 2-3-60/10/24, Amberpet, And.

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WHEREAS:

- The Builder is the absolute owner and possessor of the plot of land admeasuring Aabout 200 sq. yds., forming part of Sy. No. 291, situated at Cherlapally Village. Ghatkesar Mandal, Ranga Reddy District by virtue of registered sale deeds bearing document no.11095/2005, dated 18th November 2005, registered with the SRO, Uppal, R. R. District, hereunder and hereinafter referred to as the Schedule
 - Originally the Scheduled Land stood in the name of Shri P. Sai Reddy as patta B) land and upon his death on 27/05/1998 the patta was granted in favour of his only son Sri P. Sanjeeva Reddy (patta no. 20, passbook no. 177970, title book no. 10420)
 - The said Sri P. Sanjeeva Reddy executed an Agreement of Sale cum General C) Power of Attorney with possession in favour of Sri Kasula Shankar Goud, S/o. Rajaiah, vide document no. 535/04 dated 20.01.2004, registered at the Sub-Registrar, Uppal for sale of about Ac. 6-30 Gts. in Sy. No. 291 of Cherlapally Village, Ghatkesar Mandal, R. R. District. The Scheduled Land forms a portion of the said land. The Builder has purchased the Scheduled Land by virtue of the above referred sale deed document no.11095/2005, dated 18th November 2005. which is executed by Sri Kasula Shankar Goud, S/o. Sri Rajaiah and Sri P. Sanjeeva Reddy, represented by its Agreement of sale cum General Power of Attorney holder Sri Kasula Shankar Goud.
 - The Builder is desirous of developing the Scheduled Land by constructing an D) independent bungalow thereon and has obtained a sanction for construction vide proceedings no. BA/G1/72/2006-2007 dated 26/09/2006 from Kapra Municipality. The proposed construction forms a part of a larger housing project named and styled as 'SILVER OAK BUNGALOWS (PHASE-II)'.
 - The Builder in the scheme of the development project have planned that the E) prospective buyers will eventually become the absolute owner of the identifiable land (i.e., plot of land) together with the independent bungalow constructed thereon.
 - The Buyer has purchased plot of land bearing plot no. 266, admeasuring F) 200 sq. yds. under a Sale Deed dated 03. 04, 2007 registered as document no. 4480 07 in the Office of the Sub-Registrar, Uppal. This Sale Deed was executed subject to the condition that the Buyer shall enter into a Agreement for Construction with the Builder for construction of a bungalow on the plot of the land.
 - The Buyer has inspected all the documents of the title of the Builder in respect of G) the Scheduled Land and the plot of land bearing plot no. 266 and also about the capacity, competence and ability of the Builder to construct the bungalow thereon and providing certain amenities and facilities which are attached to and/or are common to the entire project of Silver Oak Bungalows. (millie tiete

For Mehta and Modi Homes

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- H) The Buyer is desirous of having a bungalow constructed for him by the Builder on plot of land bearing no. 266 as a part of the development project taken up by the Builder and the Builder is willing to undertake the said construction of the bungalow.
- The Buyer as stated above had already purchased the plot of land bearing no. 266 and the parties hereto have specifically agreed that this construction agreement and the Sale Deed dated _____ referred herein above are and shall be interdependent agreements.
- J) The parties hereto after discussions and negotiations have reached into certain understandings, terms and conditions etc., for the construction of the bungalow and are desirous of recording the same into writing.

NOW THEREFORE THIS AGREEMENT FOR CONSTRUCTION WITNESSETH AS UNDER THAT:

- 1. The Builder shall construct for the Buyer a deluxe bungalow admeasuring 1650 sq. ft. of built-up area on plot of land bearing plot no 266 as per the plans and specifications annexed hereto (as Annexure A & Annexure B respectively) for a consideration of Rs. 30,10,000/- (Rupees Thirty Lakhs Ten Thousand Only).
- 2. The Builder at its own costs shall obtain necessary permissions from the concerned authorities for the construction of the bungalow for and on behalf of the Buyer and the parties hereto have agreed to do all that is necessary and execute all such documents, affidavits etc., that may be required for this purpose.
- 3. The Buyer shall pay to the Builder the above said consideration of Rs. 30,10,000/-(Rupees Thirty Lakhs Ten Thousand Only in the following manner:

Installment	Due date for	Amount
No.	Payment	(Rs.)
I	15 th November 2006	1,10,000/-
īī .	30 th December 2006	17,40,000/-
<u> </u>	1	4,35,000/-
IV	Balance within 7 days of completion of construction	7.25,000/-

- 4. The Buyer shall be liable to pay simple interest calculated <u>@</u> 1.5% per month on all delayed payments of installments. Under no circumstances shall the Buyer delay the payment of installments for more than 3 months from the due date.
- 5. The Buyer at his discretion and cost may avail housing loan from Bank Financial Institutions. The Buyer shall endeavour to obtain necessary loan sanctioned within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the Buyer for whatsoever reason. The payment of installments to the Builder by the Buyer shall not be linked with housing loan availed / to be availed by the Buyer.

For Mehta and Modi Homes

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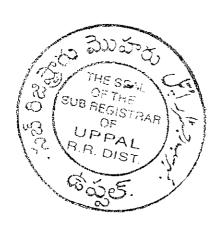
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- 14. The Builder shall deliver the possession of the completed bungalow together with the redelivery of the plot of land to the Buyer only upon payment of entire consideration and other dues by the Buyer to the Builder.
- 15. The Buyer shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Builder or to his nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions, alterations to the structures etc., that may be necessary for execution of the Silver Oak Bungalows project.
- 16. The Buyer shall not cut, maim, injure, tamper or damage any part of the structure of any part of the bungalow nor shall the Buyer make any additions or alterations in the bungalow without the written permission of the Builder and / or any other body that may be formed for the purposes of maintenance of the Silver Oak Bungalows Project.
- 17. The Buyer agrees that under no circumstances including that of any disputes or misunderstandings, the Buyer shall not seek or cause the stoppage or stay of construction or related activity in the Silver Oak Bungalows project or cause any inconvenience or obstructions whatsoever. However, the claim of the Buyer against the Builder shall be restricted to a monetary claim, which shall not exceed 10% of the consideration as damages in case of any breach or violation of obligations by the Builder. This understanding is specifically reached amongst the parties for the overall interest of the other Buyers in the project and for the smooth uninterrupted execution of the works for the project as a whole.
- 18. The builder shall have the right to construct other bungalows and provide necessary common amenities and facilities on the larger piece of land in Sy. No. 291 that is required under the scheme of development of Silver Oak Bungalows and the Buyer shall not make any objection or interruption nor make any claims to the proposed constructions etc. It is further, hereby specifically declared that roads, passages, drainage, water pipelines, sewerage connections, electric cables, transformer room, recreational facilities, gardens etc. which are for the common enjoyment of the occupants of Silver Oak Bungalows shall be enjoyed jointly in common by the occupants, owners or the buyers of the respective bungalows without any hindrance or objection of any kind whatsoever.
- 19. It is hereby agreed and understood explicitly between the parties hereto the Buyer shall be solely responsible for payment of any sales taxes, VAT, service tax or any other similar levy that may become leviable with respect to the construction of the bungalow under this agreement, or the sale deed, and or the agreement for development charges.

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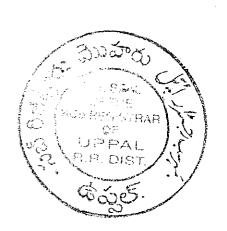
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- 20. The Buyer shall become a member of the association / society that has been formed / will be formed for the purposes of the maintenance of the Silver Oak Bungalows Project and shall abide by its rules framed from time to time. The Buyer shall also from time to time sign and execute the application for registration, other papers and documents necessary for the formation and registration of the society / association. The Buyer undertakes to pay regularly the subscription and also his contribution of the expenses as the society / association intimates him from time to time. Until the society / association is formed the Vendee shall pay to the Builder such proportionate cost of outgoings such as common water charges, common lights, repairs, salaries of clerk, watchman, sweepers etc., as may be determined by the Builder.
- 21. Any delay or indulgence on the part of the Builder in enforcing any of the terms of this agreement of forbearance or giving of time to the Buyer shall not be construed as a waiver on the part of the Builder of any breach or non compliance of any of the terms and conditions of this agreement by the Builder nor shall the same prejudice the rights of the first party in any manner.
- 22. The Buyer hereby covenants and agrees with the Builder that if he fails to abide with the terms and conditions of this agreement the Builder shall be entitled to cancel this agreement without any further action and intimation to the Buyer. The Builder upon such cancellation shall be entitled to forfeit a sum equivalent to 10% of the total agreed consideration as liquidated damages from the amounts paid by the Buyer to the Builder. The Builder shall further be entitled to allot, convey, transfer and assign the said bungalow to any other person of their choice and only thereafter, the Builder will refund the amounts paid by the Buyer after deducting liquidated damages provided herein.
- 23. The Buyer shall impose all the relevant conditions laid down in this agreement in respect of usage, maintenance, alterations, membership of the association / society etc. upon the transferee, tenant, occupier or user of the bungalow. However, even if such conditions are not laid down expressively by the Buyer or if laid down are inconsistent with the conditions laid down under this agreement, such agreements made by the Buyer shall be subject to terms and conditions contained under this agreement and such inconsistent terms and conditions laid down by the Buyer shall be deemed to be void. Further, such transferee / tenant / occupier etc., shall be bound by the terms and conditions contained under this agreement.
- 24. That the Buyer or any person through him shall keep and maintain the bungalow in a decent and civilized manner. The Buyer shall further endeavor and assist in good up-keeping and maintaining the amenities / facilities / areas which are for the common enjoyment of the occupiers / buyers of the Silver Oak Bungalow. To achieve this objective the Buyer, inter-alia shall not (a) Throw dirt, rubbish etc. in any open place, compounds roads etc. no meant for the same. (b) Use the bungalow for any illegal, immoral, commercial & business purposes. (c) Use the bungalow in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / buyers of Silver Oak Bungalows. (d) Store any explosives, combustible materials or any other materials prohibited under law.

For Mehta and Modi Homes

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- 25. It is mutually agreed upon by the parties hereto that all the terms and conditions contained in the booking form as amended from time to time shall be deemed to be the part of this agreement unless otherwise specifically waived and or differently agreed upon in writing.
- 26. In case of any dispute between the parties, the matter shall be resolved by arbitration under the provisions of Arbitration and Conciliation Act, 1996. The place of arbitration shall be at Secunderabad and the proceedings shall be in English. The place of legal jurisdiction shall be at Secunderabad.
- 27. Wherever the Buyer is a female, the expressions 'He, Him, Himself, His' occurring in this agreement in relation to the Buyer shall be read and construed as 'She, Her, Herself'. These expressions shall also be modified and read suitably wherever the Buyer is a Firm, Joint Stock Company or any Corporate Body.
- 28. In the event of any changes in the terms and conditions contained herein, the same shall be reduced to writing and shall be signed by all the parties.

IN WITNESSES WHEREOF this Agreement for Construction is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

WITNESS:

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For Mehta and Modi Homes

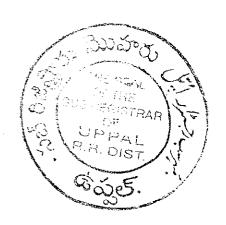
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SCHEDULED LAND

ALL THAT PIECE AND PARCEL OF LAND bearing Plot No. 266 admeasuring about 200 sq. yds. forming part of Sy. No. 291, situated at Block No. 2, Cherlapally Village, Ghatkesar Mandal, Ranga Reddy District, marked in red in the plan annexed hereto, bounded on:

ŗ	Vorth Plot No. 265
	Plot No. 207
	East Evicting Road - 40
	West LXisting 13

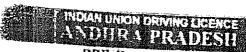
IN WITNESSES WHEREOF this Sale Deed is made and executed on date mentioned above by the parties hereto in presence of the witnesses mentioned below:

For Mehta and Modi Homes

Partner For Menta and Modi Homes

Partner VENDOR

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मुसम्भ द्वारा, कारण कारणका के एक्ट्रात से नाम का 134 तम हो देखा. कारण में कोच्या है, यो 144 वर्ष अध्या के की है। असे प्रक्रम प्रक्रिय की कीच्या के अस्ता की कीच्या की कीच्या की विस्तास की साम्बन्धात है।

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<u>ANNEXURE – A</u>

SPECIFICATIONS:

Item	Deluxe Bungalow
Structure	RCC
Walls	4"/6" solid cement blocks
External painting	Exterior emulsion
Internal painting	Luppam finish with OBD
Roof	Sloping with country tiles
Flooring – Drawing & Dinning	Marble slabs
Flooring – Bedrooms	Marbles tiles
Door frames	Teak wood
Doors	All doors-moulded
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum openable windows with grills
Bathroom	Designer ceramic tiles with 7' dado
Sanitary	Parryware or similar make
C P fittings	Parryware or similar make
Staircase railing	MS railing within wooden rails
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, tiles dado, SS sink
Plumbing	GI & PVC pipes
Lofts	Lofts in each bedroom & kitchen

For Mehta and Modi Homes

Partner BUILDER

For Mehta and Modi Homeo

Partner BUILDER

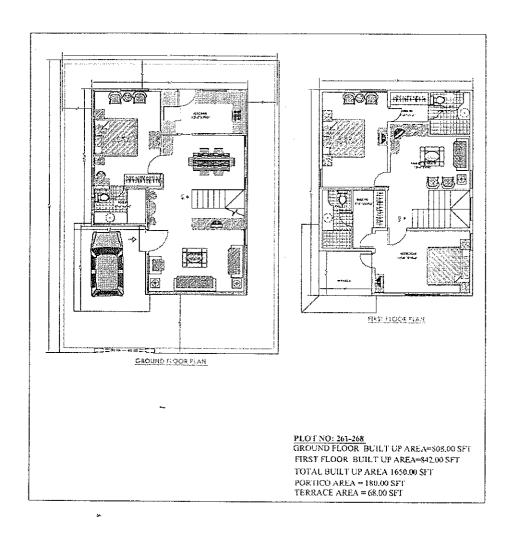
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ANNEXURE – B

"PLAN FOR CONSTRUCTION OF BUNGALOW ON PLOT NO. 266 ADMEASURING 1650 SFT. OF BUILT-UP AREA



For Mehta and Modi Homes

Partner BUILDER

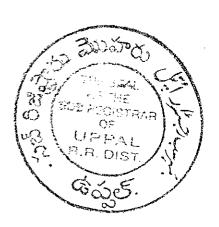
For Mehta and Modi Homes

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PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF REGISTRATION ACT, 1908.

SL.NO.

FINGER PRINT
IN BLACK
(LEFT THUMB)

PASSPORT SIZE
PHOTOGRAPH
BLACK & WHITE

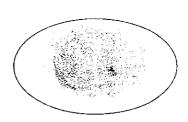
NAME & PERMANENT
POSTAL ADDRESS OF
PRESENTANT / SELLER / BUYER





M/S. MEHTA & MODI HOMES
HAVING ITS OFFICE AT 5-4-187/3 & 4
III FLOOR, SOHAM MANSION
M. G. RAOD, SECUNDERABAD
REP. BY ITS PARTNERS

1. MR. SOHAM MODI S/O. MR. SATISH MODI





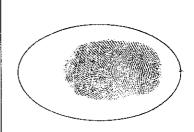
2. MR. SURESH U. MEHTA S/O. LATE UTTAMLAL MEHTA (O). 5-4-187/3 & 4, III FLOOR SOHAM MANSIOM, M. G. ROAD SECUNDERABAD - 500 003





BUYER:

1. MR. KAMALESH N. V S/O. MR. VISWANATHA SETTY R/O. 7-78-80, 202, JYOTHI APARTMENTS PLOT NO. 70, MAHESHWARNAGAR ECIL, HYDERABAD – 500 062





2. MRS. SMITHA RAJAN W/O. MR. KAMALESH N. V. R/O. 7-78-80, 202, JYOTHI APARTMENTS PLOT NO. 70, MAHESHWARNAGAR ECIL, HYDERABAD – 500 062

SIGNATURE OF WITNESSES:

1.

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For Melita and Modi Homes

Partner

For Mehta and Modi Homes

Partner

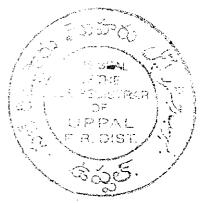
SIGNATURE OF THE EXECUTANTS

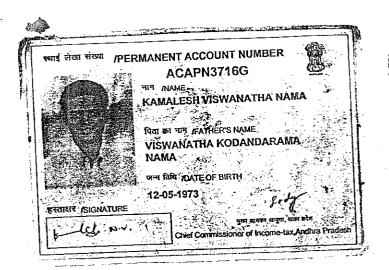
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1 ప్రాస్త్రకము 44 మెగ్రేహంగాన్ దస్తానేజాల మొత్తం కాగితముల సంఖ్య 12 ఈ కాగితపు వరుస

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFFPR8925P



नाम INAME SMITHA RAJAN

पिता का नान FATHER'S NAME PARMESWARAN RAJAN

जन्म तिथि /DATE OF BIRTH

18-04-1978

हस्ताक्षर /SIGNATURE

mitalajan

व्य आयक्त आयुक्त, बाह्य प्रदे

Chief Commissioner of Income-tax, Andhra Pradesh

इस कार्ड के खो / निव बाने पर कृप्या जारी करने वाले प्राधिकारी को सूबित / वापस कर दें मुख्य आयकर आयुक्त, आयकर मतन, बशीर बाग, हैदराबाद - 500 004.

In case this card is inst/found, kindly inform/return to the issuing authority: Chief Commissioner of Income-tax, Aayakar Bhavan, Basheerbagh, Hyderahad - 506 &44.

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